

City of Lowell

Zoning Board of Appeals

Agenda



03/28/2016 at 6:30 PM
City Hall, City Council Chambers, 2nd Floor
375 Merrimack Street, Lowell MA 01852

Notice is hereby given that the City of Lowell Zoning Board of Appeals will hold a meeting on 03/28/2016 at 6:30 PM as follows:

Any person with an interest in this case is invited to attend this public hearing held in the City Council Chambers at City Hall, 2nd Floor, 375 Merrimack Street, Lowell MA 01852.

Application, plans, and submitted documentation are available for review at the Division of Development Services during normal City Hall Hours in Rm. 51.

I. Continued Business

ZB-2016-08

Petition Type: **Special Permit and Variance**

Applicant: **Jeff & Lynne Mehlman**

Re Property Located at: **94 Butman Road 01852**

Applicable Zoning Bylaws:

Petition: **The proposal is to reconstruct an existing garage without meeting the height requirements. The proposed project is located in the Suburban Single Family (SSF) zoning district and requires Special Permit and Variance approval under Sec. 4.5.3 and Sec. 4.4.1.2 of the Lowell Zoning Ordinance.**

II. New Business

ZB-2016-12

Petition Type: **Variance**

Applicant: **Stephen Formaro**

Re Property Located at: **139 Methuen Street**

Applicable Zoning Bylaws:

Petition: **The proposal consists of constructing a new deck on top of an existing garage (connecting the house with the garage) without meeting dimensional requirements in the Traditional Single Family (TSF) Zoning District. The proposed project requires a Variance from the Zoning Board of Appeals under Section 5.1 of the Lowell Zoning Ordinance.**

ZB-2016-13

Petition Type: **Special Permit**

Applicant: **Kearney Square Properties, LLC and Sun Building, LLC**

Re Property Located at: **15 & 17 Kearney Sq.**

Applicable Zoning Bylaws:

Petition: **Special Permit approval for the development of twenty-two residential units at 15 and 17 Kearney Square. The proposed project is located in the Downtown Mixed Use (DMU) zoning district and requires Special Permit approval under Sec. 12.1.e of the Lowell Zoning Ordinance.**

ZB-2016-14

Petition Type: **Variance**

Applicant: **Gerald Tannetta**

Re Property Located at: **97 Florence Street**

Applicable Zoning Bylaws:

Petition: **Variance approval for an addition on an existing single family dwelling without meeting front yard setbacks on a corner lot. The proposed project is located in the Suburban Single Family (SSF) zoning district and requires Variance approval under Sec. 5.1 of the Lowell Zoning Ordinance.**

III. Other Business

Administrative Review – 101 Vernon St.

As a condition of approval, the Board shall review the final design and landscape plan for the proposal for 101 Vernon St.:

ZB-2015-033

Petition Type: **Variance**

Applicant: **KABP, LLC**

Re Property Located at: **101 Vernon St. 01851**

Applicable Zoning Bylaws:

Petition: **Variance(s) for lot area per dwelling unit, frontage and minimum front setback (pursuant to Sec. 5.1 of the Zoning Ordinance)**

Per Order of the City of Lowell Zoning Board of Appeals – William Bailey, Chairman

New Business to Be Advertised on: March 13, 2016 and March 20, 2016